



Benton County Planning Board

Public Hearing

Technical Advisory Committee Meeting

May 02, 2012

MEETING MINUTES

PUBLIC HEARING

Meeting convened at 6:00pm

Roll Call: Present: Lane Gurel, Ken Knight, Jim Cole, John Pate and Mark Curtis.

Disposition of Minutes from 4/18/2012. Mr. Curtis motioned to approve the minutes; Ken Knight motioned to amend the minutes as follows; Mr. Knight stated that about the 3rd or 4th sentence it says the only road in and out of the subdivision is Meadow Wood Rd. and the minutes as presented state all residences can see all incoming truck traffic that is not correct. The minutes should state that all those entering the subdivision see stored and wrecked vehicles on that road. The minutes also state that Mr. Knight has been told by the realtor that it may be difficult to sell homes. That is not correct; the minutes state that he has been told by a realtor that it may be difficult to sell the home across the street from the lot due to its use. The minutes also state Mr. Knight indicated that the neighbors to the south had to have a gate installed. It should be clarified that the gate that is across a driveway, not just a gate into a fence, on their property to keep people out who want to enter their property. The minutes indicate that Mr. Knight stated there was an intermittent stream bed at the south west edge of the property. They should read that the stream bed flows into a children's camp and then into the Illinois River Watershed. The camp is before the river so it goes that direction.

Mr. Cole seconded the motion to amend the minutes. The motion was unanimously approved.

General Public Comment: None

Old Business: None

New Business: None

TECHNICAL ADVISORY COMMITTEE

Call to Order:

Old Business: By-Laws Discussion was postponed.

New Business:

- A. Ford Variance/Lot line Adjustment, Project # 12-184—JP District 2, 8225 Old White River Rd. Rogers, AR, 72756.** The subject property is single family home. The applicant, Ethan Ford, is seeking to obtain a variance and a lot line adjustment in order to combine lots (10) ten and (11) eleven of the Crow's Nest Subdivision (Phase?). The applicant is applying for a variance in order to build a home addition within the county mandated 25' building setback. The parcel is surrounded by single-family residential. The property lies on a ridge with sharp elevation drops to the east and west.

Staff Comments and Recommendations: Ms. M.J. McGetrick reviewed the application for Benton County Planning. Ms. McGetrick stated that the applicant should update the submitted site plan in order to better show the lot recombination. The applicant should also contact the Health Department in order to determine the ability of a shared septic line to absorb the additional wastewater generated by the development. She noted that the applicant should rename existing lots (10) ten and (11) eleven. Staff suggests Lot (10A) ten A. the applicant should apply for one parcel number for both properties through the assessor's office.

Board Comments: Mr. Gurel asked the applicant to clarify if the addition would be within the same setback as the existing building. He also requested a clarification of the difficulty of adding to the rear of the house due to the drop off. Mr. Gurel asked the applicant if they had any questions or problems with what was required with the surveyor and the assessor's office. Mr. Curtis asked if the applicant had the latest copy of the subdivision covenants and whether it had been renewed or going to be renewed in the near future. The applicant stated that he did have a copy of covenants and they had not been revised or renewed. Ms. McGetrick stated that the covenants were established in 1972 (with recurrent...).

Applicant Comments: The applicant understands the changes that should be made and will work with the assessor's office and surveyor to make the necessary changes to the submittal materials. The board moved the project to Public Hearing.

New Business:

B. Crye-Leike, LSD, Project #12-185-JP District 1, 14566 Highway 12 East, Rogers, AR, 72756. The subject property is an existing 432 sq. ft. office building for a real estate business. The area surrounding the subject parcel consists of undeveloped rural, light commercial and rural residential uses. Applicant is seeking to obtain approval for LSD to add a ____ sq. ft. office addition to the existing building.

Staff Comments and Recommendations: The applicant, Mr. Chuck Gay, suggests that because adjacent properties are of similar uses and do not have parking landscape buffers, one should not be required for this application. Staff suggests that due to the small scale nature of the project and the similarities in use of surrounding businesses, that a buffer is not necessary.

Staff recommended that the application should move to public hearing, provided the following revisions are completed:

- The applicant revises the site plan.
- The applicant should determine the status of the southern property line easement.
- Staff recommends the applicant grade the over flow gravel parking lot, as well as indicate parking and handicap space dimensions with stripping.
- Staff recommends that applicant apply for a waiver of the parking requirements as opposed to a variance

Board Comments: Mr. Curtis asked the applicant for clarification of the number of 9 cars and parking spaces needed for the staff meetings and to comment on any plantings to take place as staff has recommended.

Applicant Comments: The applicant stated he will need a total of parking spaces for nine (9) cars and that they have nice landscaping everywhere on their property and will put in landscaping in the front of

the building, they do not want to put any plantings on the outside of the fence as it would block the view to the building and does not feel it will be feasible to plant on the outside of the fence. The Board moved the project to Public Hearing.

Staff updates: None

The meeting was adjourned at 6:46 pm.